

ROY GREEN
CHARTERED SURVEYORS

LETTING & ESTATE AGENTS

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SALES • LETTINGS • LAND • AUCTIONS • SURVEYS



**27 Sutherland Way, Anstey
LE7 7TH**

Asking price £299,950

Within a highly sought after part of this thriving village and also making an ideal family home comes offered for sale this well presented detached house. In brief this fantastic home benefits from Entrance Hall, Living/Dining Room, Kitchen/Breakfast, WC, First Floor Landing, Three Bedrooms and Bathroom. To the outside there is a mature, eye-catching garden and from the front there is ample off road parking that leads to a Garage. An internal viewing is highly recommended to fully appreciate.



ENTRANCE HALLWAY

With stairs leading to the first floor landing, radiator, power points, phone point, under stairs cupboard and doors to:

LIVING/DINING ROOM

26' x 11' - 8'5 (7.92m x 3.35m - 2.57m)

Benefiting from a bay fronted window, radiator, power points, TV point, Fire with feature surround and Patio doors to the rear garden.

KITCHEN/BREAKFAST

17'5 x 10'6 - 8'8 (5.31m x 3.20m - 2.64m)

Having a range of wall and base units with work surfaces, sink with mixer tap and drainer, integral oven, hob with extractor, integral dish-washer and fridge-freezer, power points, radiator, tiled flooring, window and patio doors to the rear aspect and door to:

WC

Comprising a low level WC, Wash hand basin and Radiator as well as the boiler, new 2-3 years ago.

FIRST FLOOR LANDING

With a window to the side aspect, loft access, power point and doors to:

MASTER BEDROOM

11'4 x 9'11 (3.45m x 3.02m)

Benefiting a window to the front aspect, radiator and power points and TVpoint.

SECOND BEDROOM

12'1 x 11'6 - 9'3 (3.68m x 3.51m - 2.82m)

Having a window to the rear aspect, radiator and power points and walk-in fitted wardrobe.

THIRD BEDROOM

8'2 x 7'5 (2.49m x 2.26m)

Having a window to the front aspect, radiator and power points.

SHOWER ROOM

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling, Airing cupboard and a Window to the rear aspect.

REAR GARDEN

With a patio that then leads onto a mainly laid to lawn garden surrounded by borders home to a variety of shrubs and plants. There is also a screened bin area.

PARKING

From the front there is off road parking for 2 cars, leading to:

GARAGE

With an up and over door and loft space with hatch.



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Property Sales and Advice • Valuations and Reports • Service Charge Management
Commercial and Residential Property Agency • Acquisitions • Development Management Consultancy

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Rate	Score	Rate	Score
Very energy efficient - near-zero code		Very environmentally friendly - near CO ₂ zero	
A	91-100	A	1-10
B	81-90	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	21-38	F	51-60
G	1-20	G	61-70
		H	71-80
		I	81-90
		J	91-100

